



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-37-16

Property Address: 6314, 6316, 6318, 6320, and 6420 Litchford Road and 6132 Johnsdale Road

Property Owner: Litchford Properties, LLC and John Humphrey

Project Contact: Michael Birch

Nature of Case: A request for a variance for complete relief to the build-to regulations set forth in Sections 3.2.4.D.1., 3.2.4.D.2., 3.2.4.D.3., & 3.2.4.D.4. of the Part 10A Unified Development Ordinance for the construction of an apartment building on an 8.76 acre property zoned RX-3-CU.

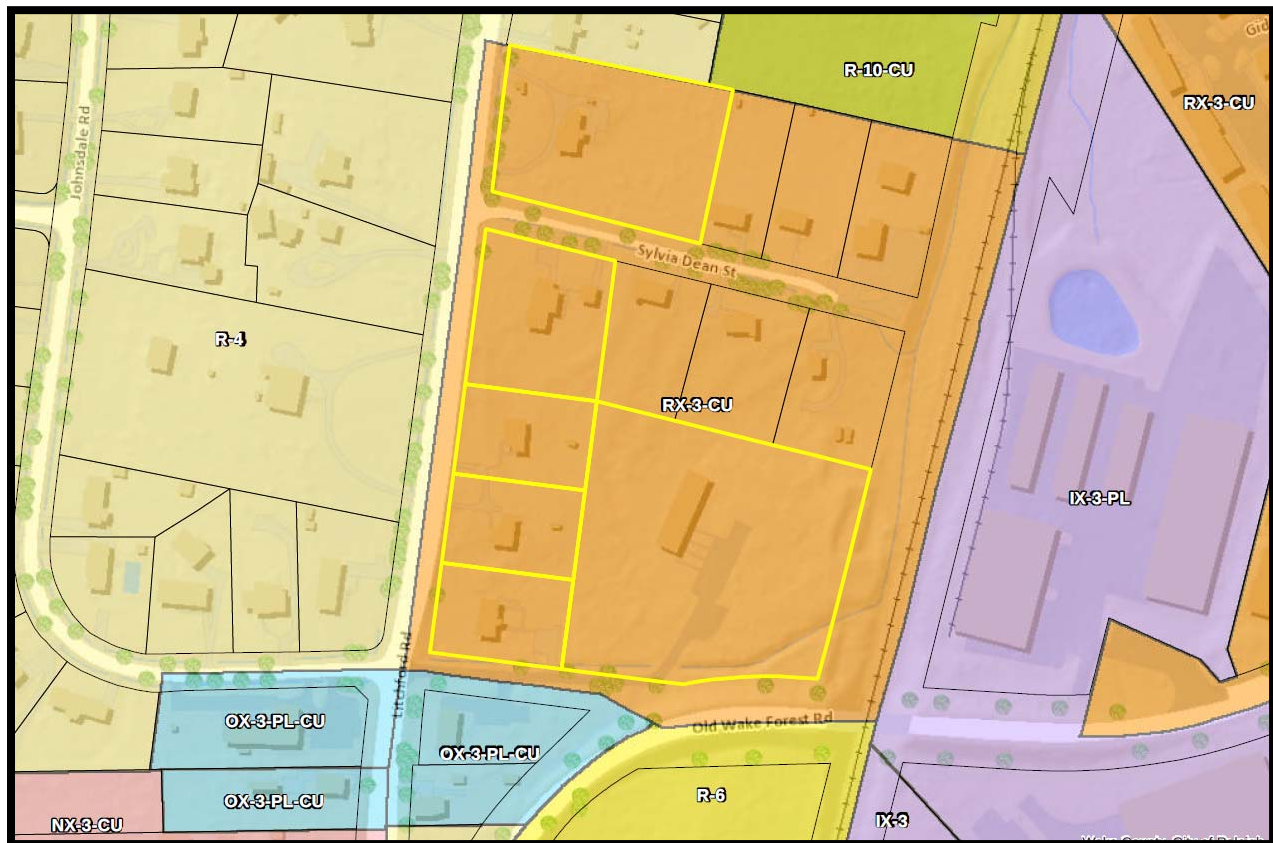


Location Map

To BOA: 3-14-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING
DISTRICTS: Residential Mixed Use-3



Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential Mixed Use-3

Apartment Building Type

Lot Dimensions

Area (min)	15,000 SF
Width (min)	100'

<u>Yard Type</u>	<u>Minimum Setback</u>
Primary Street	10'
Side Street	10'
Side	0' or 6'
Rear	20'

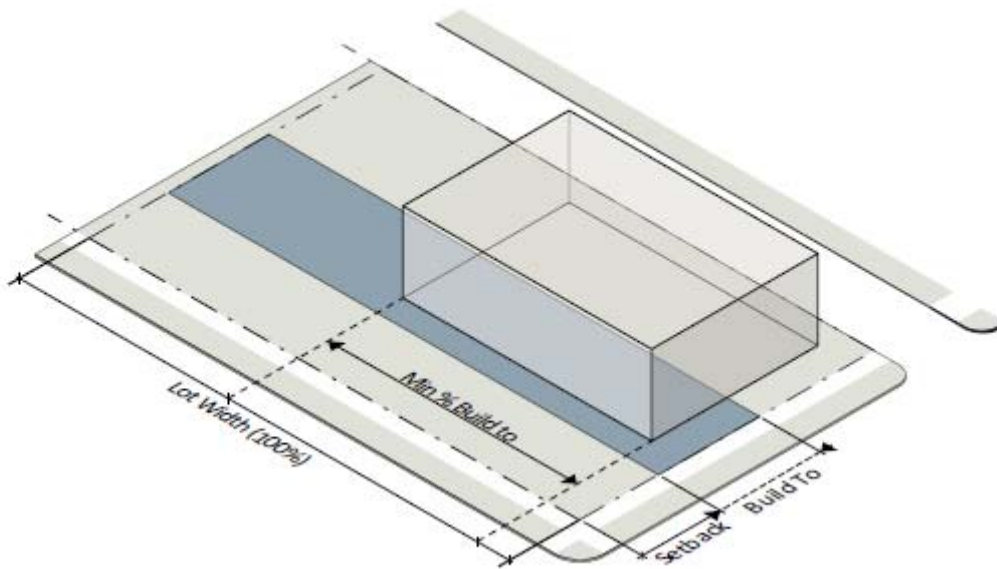
Build-to (Site)

Primary street build-to (min/max)	10'/30'
Building width in Primary build-to (min)	70%
Side street build-to (min/max)	10'/30'
Building width in side build-to (min)	35%

Sec. 1.5.6. Build-to

A. Defined

1. The build-to is the area on the lot where a certain percentage of the front principal building façade must be located, measured as a minimum and maximum setback range from the edge of the proposed or existing right-of-way, whichever is greater.
2. The required percentage specifies the amount of the front building façade that must be located in the build-to, measured based on the width of the building divided by the width of the site or lot.



B. Intent

1. The build-to is intended to provide a range for building placement that strengthens the street edge along the right-of-way, establishing a sense of enclosure by providing spatial definition adjacent to the street.
2. The building edge can be supplemented by architectural elements and certain tree plantings aligned in a formal rhythm. The harmonious placement of buildings to establish the street edge is a principal means by which the character of an area or district is defined.
3. The build-to range is established to accommodate some flexibility in specific site design while maintaining the established street edge.

C. General Requirements

1. On corner lots, a building facade must be placed within the build-to for the first 30 feet along the street extending from the block corner.
2. With the exception of parking areas, all structures and uses customarily allowed on the lot are permitted in the build-to area.
3. Any common area is not required to meet the build-to requirements.

D. Administrative Alternate Findings

The Planning and Development Officer may in accordance with Sec. 10.2.17. reduce the build-to requirement, subject to all of the following findings:

1. The approved alternate meets the intent of the build-to regulations;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;
3. The approved alternate does not substantially negatively alter the characterdefining street wall or establish a build-to pattern that is not harmonious with the existing built context;
4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and
5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.

Article 9.1. Tree Conservation

Sec. 9.1.1. Intent

The intent of the tree conservation regulations is to preserve tree coverage, mature trees and natural resource buffers, and lessen the impact of development on the surrounding properties. The most significant trees, greater basal area tree stands and healthy trees in the most appropriate locations, should be considered when granting an alternate.

Sec. 9.1.2. Applicability

Prior to approval of any subdivision of any tract 2 acres or greater in size or site plan for a parcel 2 acres or greater, tree conservation areas must be provided in accordance with the requirements of this UDO, provided that delineation of tree conservation areas for a site subject to either condemnation or the threat of condemnation shall be delayed until a site plan or further subdivision of the parcel first occurs.

Sec. 9.1.3. Tree Conservation Required

A. Tree Conservation

1. Tree conservation area requirements by district are set forth below. The eligibility for tree conservation is based on the gross site area. The amount of conservation area required is calculated as a percentage of the net site area.

District	Conservation Area Required (min)
R-1, R-2	15%
All other districts	10%

2. Any eligible tree conservation priority in conflict with a build-to requirement is not required to be protected.

Sec. 9.1.4. Tree Conservation Area Allocation

A. Primary Tree Conservation Areas

The following are primary tree conservation areas and must be the first areas saved to meet the tree conservation requirement. All primary tree conservation areas on the site must be established even if doing so exceeds the minimum required percentage.

1. -SHOD-1 and -SHOD-2 protective yards (see Sec. 5.3.1.).
 2. Parkway Frontage protective yards (see Sec. 3.4.3.)
 3. CM primary tree conservation areas (see Article 4.2. *Conservation Management (CM)*).
 4. -MPOD protective yards (see Sec. 5.2.2.).
 5. A healthy, champion tree and its critical root zone.
 6. Zone 2 of Neuse River Riparian Buffers, as established in title 15A of the North Carolina Administrative Code Subarticle 2B Section .0233.
 7. Areas with a gradient of 45% or greater that are adjacent to or within floodways.
 8. An undisturbed area adjoining a Thoroughfare varying in width between 0 and 100 feet; provided that the total undisturbed area is equal to an area measured 50 feet perpendicular to the Thoroughfare.
- B. Secondary Tree Conservation Areas**
1. The following secondary tree conservation areas, listed in priority order from highest to lowest, must be included once the primary tree conservation areas are exhausted.
 - a. A minimum 65-foot wide perimeter buffer when the adjoining or adjacent property is not a Thoroughfare or is not vacant.
 - b. A minimum 32-foot wide perimeter buffer when the adjoining or adjacent property is vacant.
 - c. The critical root zone of any tree 10 inches or greater in DBH that is located within 50 feet of a Thoroughfare or within 65 feet of any non-vacant property boundary or roadway that is not a Thoroughfare.
 - d. The critical root zone of any tree 10 inches or greater in DBH that is located within 32 feet of a vacant property boundary.
 2. Secondary tree conservation areas described in h. through Sec. 9.1.4.B.1.b. above must be at least 32 feet in all directions and be a minimum of 4,000 square feet in area, excluding external boundaries.
 3. The critical root zone of a saved tree in Sec. 9.1.4.B.1.c. or Sec. 9.1.4.B.1.d. above must be preserved in entirety even if it extends beyond 65 feet or 32 feet. When a landscape easement is obtained from the adjoining land that prohibits all tree disturbing activity, off-site areas for protected critical root

zones may be included as tree conservation areas provided that such areas are not under any circumstances to be counted as tree conservation area on both properties.

4. As an alternative to Sec. 9.1.4.B.1.a. and Sec. 9.1.4.B.1.b. above, secondary tree conservation areas of undisturbed areas are allowed elsewhere on the site provided that the square footage of the substituted areas is at least 4,000 square feet. No portion of Zone 1 of Neuse River Riparian Buffers as established in Title 15A of the North Carolina Administrative Code, Subarticle 2B Section .0233, shall be designated an alternate undisturbed area.
5. As an alternate means of compliance with Sec. 9.1.4.B.1.c. or Sec. 9.1.4.B.1.d. above, secondary tree conservation areas of individual trees 10 inches or greater in DBH and their critical root zones are allowed anywhere on the site that is not otherwise tree conservation area provided that the critical root zone area in the alternate locations is not less than the critical root zone area that would have been required for priorities in Sec. 9.1.4.B.1.c. or Sec. 9.1.4.B.1.d. above and that no alternate saved tree is less than 10 inches in DBH.

C. Excluded Areas

Tree conservation areas must exclude the following.

1. Sight triangles.
2. Slope easements.
3. Drainage easements.
4. Cross access easements.
5. Governmental and utility easements that prohibit trees.
6. Any easement that authorizes tree disturbing activities.
7. Any area devoted or to be devoted to streets, future right-of-way reservation, sidewalks, driveways, walkways, storm drainage facilities, including without limitation, pipes, energy dissipaters and stormwater control measures which require the removal of vegetation.
8. Water-related activity areas located in, over, under or adjacent to a lake or natural watercourse shown on the site plan may not be included as Zone 2 areas of Neuse River Riparian Buffers.

9. Any tree 10 inches DBH and larger that has 30% or more of its critical root zone traversed in part or in entirety by any of the excluded areas in Sec. 9.1.4.C.1. through Sec. 9.1.4.C.7. above, by impervious surface or by any adjacent property.

D. General Conservation Area Requirements

1. Size

The minimum dimension of a primary tree conservation area is 20 feet, measured in all directions.

2. Greenways

- a. City of Raleigh greenways may be included as tree conservation areas, provided that an area of 25 feet multiplied by the length of the greenway is excluded as tree conservation for trail construction.
- b. Greenways can only be established as tree conservation areas after establishment of primary tree conservation areas.

3. Tree Quality

No tree may be used to meet the requirements of this Article if it is unhealthy or a hazardous tree.

4. Heritage Trees

A heritage tree and its critical root zone may be established as an optional tree conservation area after establishment of primary tree conservation areas. The area of critical root zone for a heritage tree conservation area shall be double credited toward the tree conservation requirement only when all of the following conditions are met.

- a. The critical root zone shall be protected in entirety by, either being entirely on the developing property or the property owner shall obtain a landscape easement that prohibits all tree disturbing activity for the portion of the critical root zone on an adjacent property. The off-site area for protected critical root zone may be included as tree conservation area provided that such area shall not under any circumstances be counted as tree conservation area on both properties.
- b. Any portion of the critical root zone within another tree conservation area shall not be eligible for double credit.

CHAPTER 9. NATURAL RESOURCE PROTECTION | Article 9.1. Tree Conservation
Sec. 9.1.4. Tree Conservation Area Allocation

- c. The condition of the heritage tree shall be a rating of "Good" or higher as determined by an arborist certified by the International Society of Arboriculture using the Guide for Plant Appraisal, latest edition, published by the International Society of Arboriculture and verified by the Planning and Development Officer.
- d. A report of the tree condition shall be prepared on an evaluation form provided by the City and it shall be provided to the Planning and Development Officer.
- e. An active tree preservation plan prepared by an arborist, certified by the International Society of Arboriculture, must be approved by the Planning and Development Officer and implemented by the developer under the supervision of the certified arborist.

E. Tree Cover Required

1. Tree conservation areas proposed for -SHOD-1, -SHOD-2, Parkway Frontage, and undisturbed areas adjoining a Major or Minor Thoroughfare protective yard (Sec. 9.1.4.A.1, Sec. 9.1.4.A.2, and Sec. 9.1.4.A.8) and secondary priority areas (Sec. 9.1.4.B.1.a. and Sec. 9.1.4.B.1.b.) and their alternates, must contain a basal area of at least 30 square feet per acre as measured in increments of 50 lineal feet.
2. Any required protective yard for a -SHOD-1, -SHOD-2 or Parkway Frontage that does not contain a basal area of at least 30 square feet shall be planted in accordance with the overlay district landscaping standards and portions of the protective yard cannot be established as a tree conservation area.
3. For those developments that fulfill any of their tree conservation area requirement using a -SHOD-1, -SHOD-2, Parkway Frontage or undisturbed areas adjoining a Major or Minor Thoroughfare protective yard or with secondary tree conservation areas from Sec. 9.1.4.B.1.a. or Sec. 9.1.4.B.1.b. and their alternates, the following must be submitted:
 - a. Photo panoramic panels of the intended area to be conserved. The photo panel shall equal 50 feet of the length of the tree conservation area to be saved;
 - b. A tree cover report prepared by a North Carolina registered forester or North Carolina licensed landscape architect or Certified Arborist that, inventories each 50-foot length of proposed tree conservation area, to identify all eligible trees 3 inches DBH and larger, by species, DBH, with

- basal area calculations and a determination of the general health of the tree stand; and
- c. The most recent aerial photograph of the subject tract.
4. A survey of all eligible trees and computation of basal area may be substituted in lieu of Sec. 9.1.4.E.3.a. and Sec. 9.1.4.E.3.c. above, provided that no dead, unhealthy or hazardous tree is included in the survey.
5. An optional method to determine basal area for tree conservation areas is allowed when a North Carolina registered forester certifies in writing that the basal area is 60 square feet per acre or greater, provided all the following conditions are met:
 - a. The contiguous tree conservation area that can consist of primary and secondary is at least 8,700 square feet in size, excluding easements and consists of undisturbed wooded areas with a basal area of 60 square feet per acre or greater comprised of trees 3 inches DBH and larger;
 - b. All dimensions of tree conservation areas are at least 65 feet in all directions;
 - c. Land area that does not contain trees must be excluded unless it contains critical root zones of trees being preserved;
 - d. Any area of tree disturbing activity is excluded as a tree conservation area; and
 - e. A legible copy of the latest Wake County/City of Raleigh aerial photograph must be included with the registered forester's certification.
6. Within each 50-foot linear increment of Zone 2 of Neuse River Riparian Buffers, MPOD natural resource buffer yards or greenway tree conservation areas that do not contain trees, a minimum of 2 shade trees to enhance the riparian buffer must be planted prior to issuance of a certificate of occupancy. Planted shade trees must be at least 10 gallon container size and free of circling roots at time of planting. If the area without trees will be used as shown on the approved site plan for either a tree disturbing activity allowed by Sec. 9.1.6. or a water-related activity located in, over, under or adjacent a lake or natural watercourse, no planting of new trees shall be required.

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City of Raleigh, North Carolina

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Effective Date: September 01, 2013

7. Within each 50 linear feet of watercourse buffer of the -MPOD that does not contain trees, a minimum of two 10 gallon container size shade trees, free of circling roots, must be planted to enhance the riparian buffer prior to the issuance of a certificate of occupancy.
8. Alternatively, areas that do not contain trees in Neuse Zone 2, greenways or -MPOD watercourse buffers may be established as permanently undisturbed primary tree conservation areas to allow natural regeneration of trees, provided such areas are not located on individual lots developed for single-unit living. Permanently undisturbed primary tree conservation areas shall not be cleared of any vegetation or subjected to any tree disturbing activity and shall be delineated with signs as specified by the City. Required signs must remain in place for a period of 7 years. Unlawful disturbance of any permanently undisturbed primary tree conservation area shall subject the violator to a civil penalty of a minimum of \$1,000 plus 35 cents for every square foot of disturbed area and unlawfully disturbed areas shall be planted with twice the number of 10 gallon container shade trees as described above. Unlawful removal of any required signs shall subject the violator to a civil penalty of \$100 for each removed sign and each removed sign shall be replaced. Civil penalties shall be processed as set forth in Sec. 10.4.2.

Sec. 9.1.5. Documentation of Tree Conservation Areas

A. Tree Conservation Permit Required

1. After the tree conservation areas have been determined and prior to any tree disturbing activity, a map with metes and bounds descriptions of all tree conservation areas must be given to Planning and Development and a tree conservation permit must be obtained from the City and tree protective fencing placed on the site.
2. After the tree conservation areas have been determined and a tree conservation permit has been obtained and prior to or concurrent to any subdividing of the property and prior to issuance of a building permit, the landowners shall record with the local County Register of Deeds the following:
 - a. A plat with metes and bounds descriptions of all tree conservation areas;
 - b. An easement that allows current and future lot owners access to otherwise inaccessible tree conservation areas to perform tree maintenance activities including required replacement plantings;

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City of Raleigh, North Carolina

- c. A homeowners' association declaration prepared in conformity with N.C. Gen. Stat., Chapter 47F for the maintenance and protection of the trees within recorded tree conservation areas; and
- d. One or more deeds conveying all tree conservation areas in fee or in easement to the homeowners' association.

B. Neuse River Riparian

1. Metes and bounds descriptions of Neuse River Riparian Zone 2 shall include only the outer boundary of Zone 2 with a notation that the inner boundary is 20 feet parallel to the outer boundary.
2. The outer boundary of Zone 2 may optionally be surveyed as a series of tangents that shall be no more than 5 feet from the actual Zone 2 boundary.
3. When the tangent survey is used, metes and bounds descriptions of the tangent lines and the actual outer boundary of Neuse River Riparian Zone 2 (without metes and bounds) shall be shown on the recorded plat. Tree disturbing activities are prohibited and unlawful in the area between the tangent Zone 2 boundary and the actual Zone 2 boundary to the same extent as tree disturbing activities are within Zone 2 areas, but these areas shall not count toward the percentage tree conservation requirements of Sec. 9.1.3., Sec. 9.1.4.A. and Sec. 9.1.4.B. as demonstrated to the Planning and Development Officer.

C. Secondary Conservation Areas

1. Where secondary tree conservation areas (Sec. 9.1.4.B.1.a. and Sec. 9.1.4.B.1.b.) abut one another, metes and bounds descriptions shall not be required for the boundary line between abutting tree conservation areas.
2. Previously recorded tree conservation areas and greenways may be shown without metes and bounds provided that the correct Book of Maps is referenced and greenways are re-recorded as greenway tree conservation areas.

D. Replacement by Condemnor

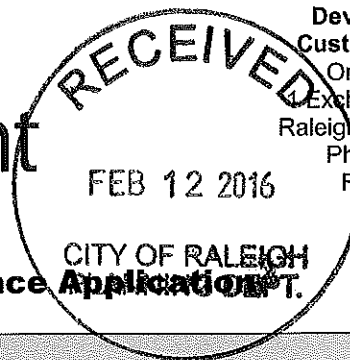
Whenever any condemnor acquires property through eminent domain it shall be the responsibility of the condemnor to replace, in accordance with the provisions of this UDO, those complying elements which were removed unless a less stringent standard is required.

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Effective Date: September 01, 2013



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685



Variance Application

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) A variance to the build-to regulations of UDO section 3.2.4. D1-D4 to permit the establishment of primary tree conservation area adjoining a thoroughfare as required by UDO section 9.1.4.A.8. along the property's frontage on Litchford Road and Old Wake Forest Road.		Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		

GENERAL INFORMATION		
Property Address 6314, 6316, 6318, 6320, 6420 Litchford Road and 6132 Johnsdale Rd.		Date 2/12/16
Property PIN 1717903759, 1717905110 1717902004, 1717902127, 1717902331, 1717902560	Current Zoning RX-3-CU (Z-7-15)	
Nearest Intersection Litchford Rd & Johnsdale Rd	Property size (in acres) 8.76 acres	
Property Owner Litchford Properties, LLC John M. Humphrey	Phone	Fax
	Email	
Project Contact Person Michael Birch, Morningstar Law Group 1330 St. Mary's St., Suite 460 Raleigh, NC 27605	Phone 919.590.0388	Fax
	Email mbirch@morningstarlawgroup.com	
Property Owner Signature 	Email	
Notary Sworn and subscribed before me this <u>12</u> day of <u>February</u> , 20 <u>16</u>	Notary Signature and Seal 	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.


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Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)

Real Estate ID 0114832 PIN # 1717902004

[Account Search](#)
Location Address
6314 LITCHFORD RDProperty Description
LO1 SYLVIA DEAN ACRES
[Pin/Parcel History](#) [Search Results](#) [New Search](#)

[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner LITCHFORD PROPERTIES LLC (Use the Deeds link to view any additional owners)		Owner's Mailing Address MARK HALTEMAN 11920 WILLINGDON RD HUNTERSVILLE NC 28078-5680	Property Location Address 6314 LITCHFORD RD RALEIGH NC 27615-7517
Administrative Data Old Map # 381-00000-0669 Map/Scale 1717 20 VCS 13RA040 City RALEIGH Fire District Township NEUSE Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning RX-3 History ID 1 History ID 2 Acreage .69 Permit Date Permit #		Transfer Information Deed Date 3/19/2013 Book & Page 15190 0301 Revenue Stamps 2800.00 Pkg Sale Date 3/19/2013 Pkg Sale Price \$131,120 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,606	Assessed Value Land Value Assessed \$76,000 Bldg. Value Assessed \$114,246 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$190,246 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

PIN # 1717902004

Account
Search

Property Description
LO1 SYLVIA DEAN ACRES

[Pin/Parcel History](#) [Search Results](#) [New Search](#)

Account	Buildings	Land	Deeds	Notes	Sales	Photos	Tax Bill	Map
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A black and white photograph of a small, dark, single-story house with a chimney, partially obscured by bare trees and power lines. The house is situated in a wooded area with a grassy lawn in the foreground.


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Wake County Real Estate Data Account Summary

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[Tax Bills](#)
Real Estate ID **0114826** PIN # **1717902127**
[Account Search](#)
Location Address
6316 LITCHFORD RDProperty Description
LO2 SYLVIA DEAN ACRES
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


Property Owner LITCHFORD PROPERTIES LLC (Use the Deeds link to view any additional owners)		Owner's Mailing Address MARK HALTEMAN 11920 WILLINGDON RD HUNTERSVILLE NC 28078-5680	Property Location Address 6316 LITCHFORD RD RALEIGH NC 27615-7517
Administrative Data Old Map # 353-00000-0456 Map/Scale 1717 20 VCS 13RA040 City RALEIGH Fire District Township NEUSE Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning RX-3 History ID 1 History ID 2 Acreage .69 Permit Date 2/24/2009 Permit # 0000079719		Transfer Information Deed Date 3/19/2013 Book & Page 15190 0301 Revenue Stamps 2800.00 Pkg Sale Date 3/19/2013 Pkg Sale Price \$129,715 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,389	Assessed Value Land Value Assessed \$76,000 Bldg. Value Assessed \$93,612 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$169,612 Assessed*

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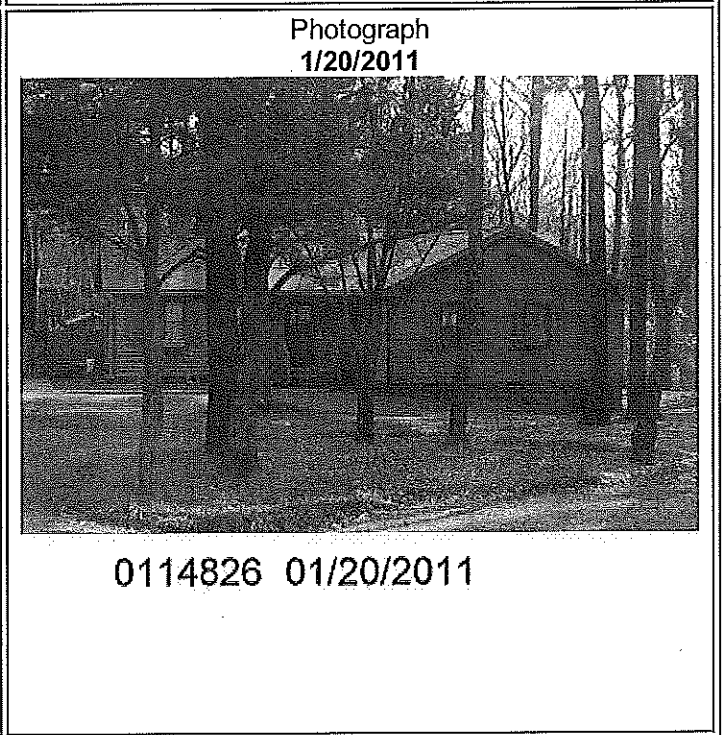
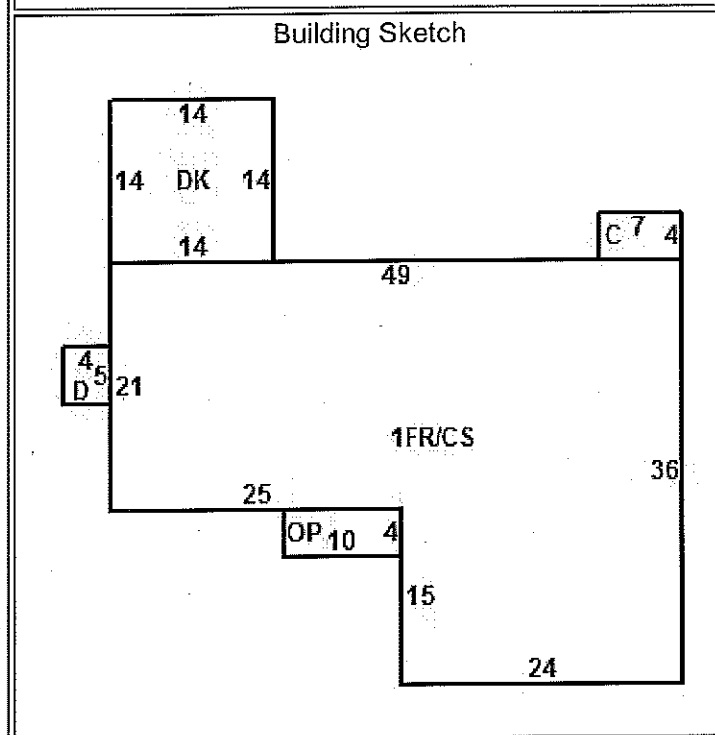
The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

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Real Estate ID **0114826**PIN # **1717902127**Account
SearchLocation Address
6316 LITCHFORD RDProperty Description
LO2 SYLVIA DEAN ACRES[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 6316 LITCHFORD RD		Building Description 13RA040	Card 01 Of 01
Bldg Type	01 Single Family	Year Blt 1981 Eff Year 1981	Base Bldg Value \$123,483
Units	1	Addns Remod	Grade C+05 105%
Heated Area	1,389	Int. Adjust.	Cond % B 76%
Story Height	1 Story		Market Adj. D 95%
Style	Ranch	Other Features One Fireplace	Market Adj.
Basement	Crawl Space		Accrued % 72%
Exterior	Frame		Incomplete Code
Const Type			Card 01 Value \$93,612
Heating	Central		All Other Cards
Air Cond	Central		Land Value Assessed \$76,000
Plumbing	2 BATH		Total Value Assessed \$169,612

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc Value
M	1	FR/CS	1389						
A	OP	R	40						
B	DK	@	196						
C	STG	X	28						
D	STP	=	20						
E									
F									
G									
H									




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Wake County Real Estate Data Account Summary

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Real Estate ID 0114827 PIN # 1717902331

[Account Search](#)
Location Address
6318 LITCHFORD RDProperty Description
LO3 SYLVIA DEAN ACRES
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


Property Owner LITCHFORD PROPERTIES LLC (Use the Deeds link to view any additional owners)		Owner's Mailing Address MARK HALTEMAN 11920 WILLINGDON RD HUNTERSVILLE NC 28078-5680	Property Location Address 6318 LITCHFORD RD RALEIGH NC 27615-7517
Administrative Data Old Map # 353-- Map/Scale 1717 20 VCS 13RA040 City RALEIGH Fire District Township NEUSE Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning RX-3 History ID 1 History ID 2 Acreage .69 Permit Date 10/10/2005 Permit # 0000050380		Transfer Information Deed Date 3/19/2013 Book & Page 15190 0301 Revenue Stamps 2800.00 Pkg Sale Date 3/19/2013 Pkg Sale Price \$128,144 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,184	Assessed Value Land Value Assessed \$76,000 Bldg. Value Assessed \$89,187 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$165,187 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

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Real Estate ID **0114827** PIN # **1717902331**Account
SearchLocation Address
6318 LITCHFORD RDProperty Description
LO3 SYLVIA DEAN ACRES[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 6318 LITCHFORD RD		Building Description 13RA040		Card 01 Of 01																																																																																																																																
Bldg Type 01 Single Family Units 1 Heated Area 1,184 Story Height 1 Story Style Ranch Basement Crawl Space Exterior Frame Const Type Heating Central Air Cond Central Plumbing 2 BATH		Year Blt 1981 Eff Year 1990 Addns Remod Int. Adjust. Other One Fireplace Features		Base Bldg Value \$110,383 Grade C+05 105% Cond % B 81% Market Adj. D 95% Market Adj. Accrued % 77% Incomplete Code Card 01 Value \$89,187 All Other Cards Land Value Assessed \$76,000 Total Value Assessed \$165,187																																																																																																																																
Main and Addition Summary <table border="1"> <thead> <tr> <th>Story</th> <th>Type</th> <th>Code</th> <th>Area</th> <th>Inc</th> </tr> </thead> <tbody> <tr> <td>M</td> <td>1</td> <td>FR/CS</td> <td>1184</td> <td></td> </tr> <tr> <td>A</td> <td>DK</td> <td>@</td> <td>240</td> <td></td> </tr> <tr> <td>B</td> <td>OP</td> <td>R</td> <td>40</td> <td></td> </tr> <tr> <td>C</td> <td>STP</td> <td>=</td> <td>28</td> <td></td> </tr> <tr> <td>D</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>E</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>F</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>G</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>H</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Story	Type	Code	Area	Inc	M	1	FR/CS	1184		A	DK	@	240		B	OP	R	40		C	STP	=	28		D					E					F					G					H					Other Improvements <table border="1"> <thead> <tr> <th>Units</th> <th>DesItem</th> <th>Code</th> <th>Year</th> <th>%ADJ</th> <th>Inc</th> <th>Value</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Units	DesItem	Code	Year	%ADJ	Inc	Value																																																																						
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Building Sketch 				Photograph 1/4/2007 																																																																																																																																


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Wake County Real Estate Data Account Summary

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Real Estate ID **0114828** PIN # **1717902560**
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Location Address
6320 LITCHFORD RDProperty Description
LO4 SYLVIA DEAN ACRES BM1980-266
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[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


Property Owner LITCHFORD PROPERTIES LLC (Use the Deeds link to view any additional owners)		Owner's Mailing Address MARK HALTEMAN 11920 WILLINGDON RD HUNTERVILLE NC 28078-5680	Property Location Address 6320 LITCHFORD RD RALEIGH NC 27615-7517
Administrative Data Old Map # 353-00000-0458 Map/Scale 1717 20 VCS 13RA040 City RALEIGH Fire District Township NEUSE Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning RX-3 History ID 1 History ID 2 Acreage 1.14 Permit Date Permit #		Transfer Information Deed Date 3/19/2013 Book & Page 15190 0301 Revenue Stamps 2800.00 Pkg Sale Date 3/19/2013 Pkg Sale Price \$183,260 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,975	Assessed Value Land Value Assessed \$83,600 Bldg. Value Assessed \$147,918 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$231,518 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

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Real Estate ID **0114828**PIN # **1717902560**Account
Search

Location Address

6320 LITCHFORD RD

Property Description

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Building Location Address 6320 LITCHFORD RD		Building Description 13RA040		Card 01 Of 01	
Bldg Type 01 Single Family Units 1 Heated Area 1,975 Story Height 1 Story Style Ranch Basement Crawl Space Exterior Frame Const Type Heating Central Air Cond Central Plumbing 2 BATH		Year Blt 1979 Eff Year 1979 Addns Remod Int. Adjust. Other One Fireplace Features		Base Bldg Value \$177,540 Grade C+10 110% Cond % B 74% Market Adj. Market Adj. Accrued % 74% Incomplete Code Card 01 Value \$147,918 All Other Cards Land Value Assessed \$83,600 Total Value Assessed \$231,518	
Main and Addition Summary				Other Improvements	
Story	Type	Code	Area	Inc	Value
M 1	FR/CS		1975		
A	OP	R	40		
B	GARFR	U	462		
C	DK	@	280		
D					
E					
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Building Sketch				Photograph 1/2/2012	
				0114828 01/02/2012	


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Wake County Real Estate Data Account Summary

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Real Estate ID **0091599** PIN # **1717903759**
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6420 LITCHFORD RDProperty Description
NEUSE RIVER LAND
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


Property Owner LITCHFORD PROPERTIES LLC (Use the Deeds link to view any additional owners)		Owner's Mailing Address 11920 WILLINGDON RD HUNTERVILLE NC 28078	Property Location Address 6420 LITCHFORD RD RALEIGH NC 27615-7519
Administrative Data Old Map # 353-00000-0273 Map/Scale 1717 20 VCS 13RA040 City RALEIGH Fire District Township NEUSE Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning RX-3 History ID 1 History ID 2 Acreage 1.94 Permit Date Permit #		Transfer Information Deed Date 3/1/2016 Book & Page 16306 2137 Revenue Stamps 600.00 Pkg Sale Date 3/1/2016 Pkg Sale Price \$300,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 2,538	Assessed Value Land Value Assessed \$117,800 Bldg. Value Assessed \$150,519 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$268,319 Assessed*

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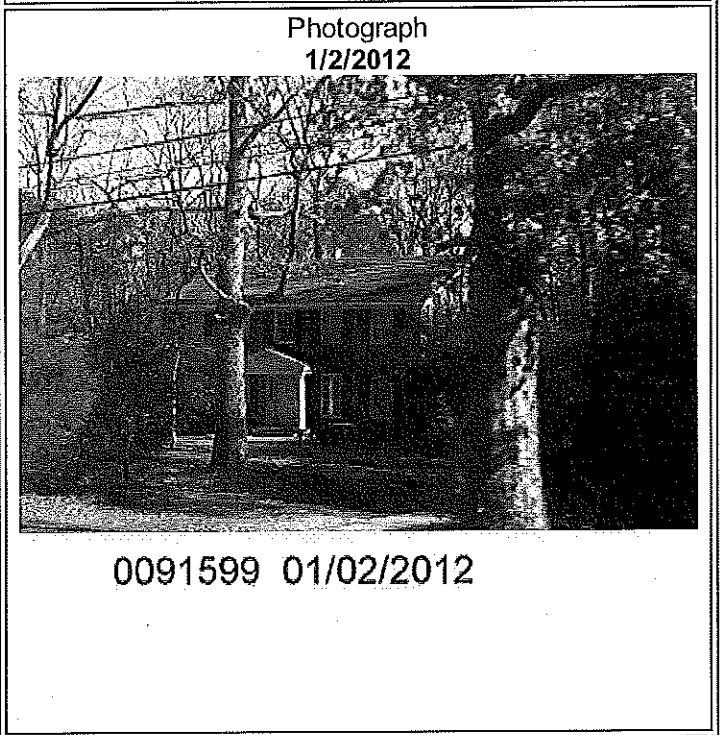
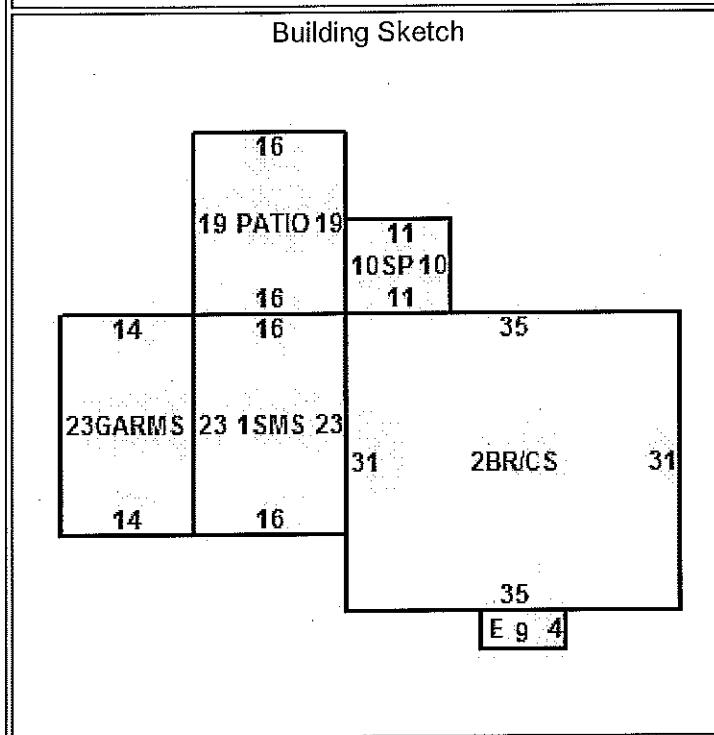
Real Estate ID 0091599

PIN # 1717903759

Account
SearchLocation Address
6420 LITCHFORD RDProperty Description
NEUSE RIVER LAND[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 6420 LITCHFORD RD		Building Description 13RA040	Card 01 Of 01
Bldg Type	01 Single Family	Year Blt 1974 Eff Year 1974	Base Bldg Value \$200,052
Units	1	Addns Remod	Grade C+10 110%
Heated Area	2,538	Int. Adjust.	Cond % B 72%
Story Height	2 Story		Market Adj. D 95%
Style	Conventional	Other One Fireplace	Market Adj.
Basement	Crawl Space	Features	Accrued % 68%
Exterior	Brick		Incomplete Code
Const Type			Card 01 Value \$150,519
Heating	Central		All Other Cards
Air Cond	Central		Land Value Assessed \$117,800
Plumbing	2.5 BATH		Total Value Assessed \$268,319

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc Value
M	2	BR/CS	1085						
A	1	SMS	368						
B		GARMS	322						
C		PATIO	304						
D		SP	110						
E		OP	36						
F									
G									
H									




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Real Estate ID **0041857** PIN # **1717905110**
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[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

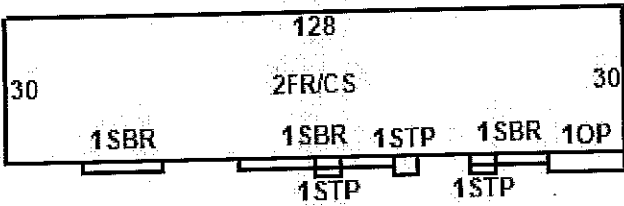
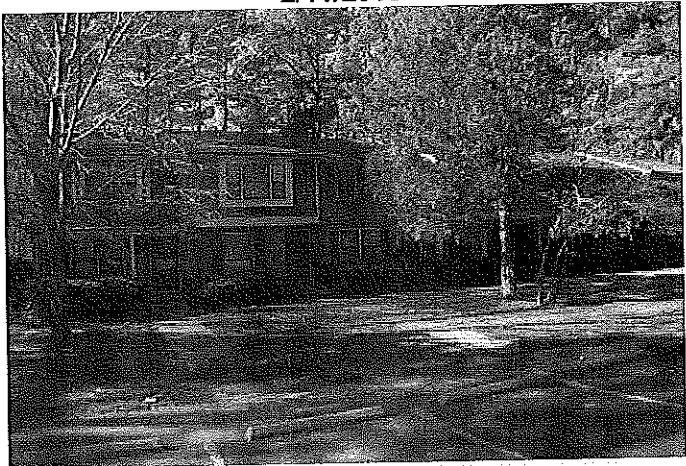

Property Owner LITCHFORD PROPERTIES LLC (Use the Deeds link to view any additional owners)		Owner's Mailing Address MARK HALTEMAN 11920 WILLINGDON RD HUNTERSVILLE NC 28078-5680	Property Location Address 6132 JOHNSDALE RD RALEIGH NC 27615-7505
Administrative Data Old Map # 353-00000-0103 Map/Scale 1717 20 VCS ANCRA01 City RALEIGH Fire District Township NEUSE Land Class APRTMENT ETJ RA Spec Dist(s) Zoning RX-3 History ID 1 History ID 2 Acreage 3.61 Permit Date Permit #		Transfer Information Deed Date 3/19/2013 Book & Page 15190 0301 Revenue Stamps 2800.00 Pkg Sale Date 3/19/2013 Pkg Sale Price \$268,772 Land Sale Date Land Sale Price Improvement Summary Total Units 8 Recycle Units 8 Apt/SC Sqft 7,808 Heated Area 7,808	Assessed Value Land Value Assessed \$294,000 Bldg. Value Assessed \$103,163 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$397,163 Assessed*

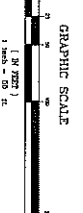
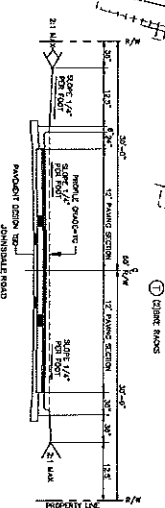
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Real Estate ID **0041857**PIN # **1717905110**Account
SearchLocation Address
6132 JOHNSDALE RDProperty Description
FISH LD[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 6132 JOHNSDALE RD		Building Description		Card 01 Of 01																																																																																		
Bldg Type 07 Garden Units 8 Heated Area 7,808 Story Height 2 Story Style Conventional Basement Crawl Space Exterior Frame Const Type Wood Joist Heating Central Air Cond Central Plumbing Extra Fixtures	Year Blt 1983 Eff Year 1995 Addns Remod Int. Adjust. Other Features	Base Bldg Value \$627,689 Grade 14.57 105% Cond % B 74% Market Adj. O 20% Market Adj. Accrued % 15% Incomplete Code Card 01 Value \$103,163 All Other Cards Land Value Assessed \$294,000 Total Value Assessed \$397,163																																																																																				
Main and Addition Summary <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th></th> <th>Story</th> <th>Type</th> <th>Code</th> <th>Area</th> <th>Inc</th> </tr> </thead> <tbody> <tr> <td>M</td> <td>2</td> <td>FR/CS</td> <td></td> <td>3840</td> <td></td> </tr> <tr> <td>A</td> <td>1</td> <td>OP</td> <td>0310</td> <td>64</td> <td></td> </tr> <tr> <td>B</td> <td>1</td> <td>S BR</td> <td>BPM</td> <td>32</td> <td></td> </tr> <tr> <td>C</td> <td>1</td> <td>STP</td> <td>0149</td> <td>20</td> <td></td> </tr> <tr> <td>D</td> <td>1</td> <td>STP</td> <td>0149</td> <td>20</td> <td></td> </tr> <tr> <td>E</td> <td>1</td> <td>S BR</td> <td>BPM</td> <td>64</td> <td></td> </tr> <tr> <td>F</td> <td>1</td> <td>STP</td> <td>0149</td> <td>20</td> <td></td> </tr> <tr> <td>G</td> <td>1</td> <td>S BR</td> <td>BPM</td> <td>32</td> <td></td> </tr> <tr> <td>H</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Story	Type	Code	Area	Inc	M	2	FR/CS		3840		A	1	OP	0310	64		B	1	S BR	BPM	32		C	1	STP	0149	20		D	1	STP	0149	20		E	1	S BR	BPM	64		F	1	STP	0149	20		G	1	S BR	BPM	32		H						Other Improvements <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Units</th> <th>DesItem</th> <th>Code</th> <th>Year</th> <th>%ADJ</th> <th>Inc</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>UN SHED</td> <td>Z004</td> <td>1983</td> <td>100</td> <td></td> <td>400</td> </tr> <tr> <td>9500</td> <td>SF PAVASPH</td> <td>0028</td> <td>1983</td> <td>20</td> <td></td> <td>5220</td> </tr> </tbody> </table>			Units	DesItem	Code	Year	%ADJ	Inc	Value	1	UN SHED	Z004	1983	100		400	9500	SF PAVASPH	0028	1983	20		5220
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Building Sketch 			Photograph 2/11/2015  0041857 02/11/2015																																																																																			



- 1) 1st STAINLESS STEEL
- 2) POLISHED STEEL (1/4-3/8" THICK, 18-8 SS, 800 PSI STRENGTH)
- 3) LAMINATED POLYCARBONATE W/ CONCRETE FILL TO MATCH BUILDING
- 4) MONOLITHIC FRAME IN SCHEDULE 40 STEEL WITH DEFLECTABLE JOINTS
- 5) 100% POLYURETHANE
- 6) STAINLESS STEEL AND ALUM.
- 7) ALUMINUM PLATING SYSTEM (NMP - INDICATES VIN
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CODED NOTES

SITE PLAN NOTES

[illegible]

SITE DATA TABLE
RESIDENTIAL MIXED USE - 3 ST

SITE DATA TABLE	
ZONING: R-10-10 (RESIDENTIAL, MINED USE - 3 STORIES - CONDITIONAL, USE)	
SOFT-ADJACENT	14.05 AC (31,893 S.F.)
REPT-CR-ADJACENT EDUCATION	0.31 AC (6,829 S.F.)
(BUILDING, SEWERAGE, & PARKING)	214.55 AC (47,147 S.F.)
(BUILDING, SEWERAGE, & PARKING)	481
TOTAL PARKING SPACES REQUIRED	481
TOTAL PARKING SPACES PROVIDED	481
TOTAL HANDICAP SPACES PROVIDED	11
⑦ = PARKING SPACE COUNT	

STANDARD DUTY PAY

- | LEGEND | |
|--------|----------------------------------|
| | STANDARD DUTY PARENT SECTION |
| | HEAVY DUTY PARENT SECTION |
| | DOWNSCALE TRICAL SECTION |
| | SHIFT MAIN PARENT SECTION |
| | SIDESLACK CONCRETE SECTION |
| | HEAVY DUTY CONCRETE SECTION |
| | PRIMARY REEL CONSERVATION AREA |
| | SECONDARY REEL CONSERVATION AREA |

